



**LAKE BARRINGTON COMMUNITY
HOMEOWNERS ASSOCIATION**

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HOMEOWNER APPLICATION FOR
ARCHITECTURAL REVIEW

SKYLIGHTS

SUPPLEMENTARY INFORMATION

The Architectural Commission meets on the first Monday of each month, unless otherwise posted. Applications must be submitted to the Management Office at least one week in advance of the meeting in order to be considered. Please allow time for approval by your Condo Board as well. A schedule of all Condo Board meetings is available in the Management Office.

SKYLIGHTS CHECKLIST

Ensure that the following items are included in your proposal:

- _____ Provide architectural plan and elevation drawings showing location of skylights
- _____ Provide dimensions of skylights
- _____ Provide product literature for the skylights
- _____ A building permit is required; direct questions to the Village of Lake Barrington
- _____ Neighbor sign-off from all neighbors who will notice your skylights

Architectural Request – Skylights

Recommended Standards and Installation

SKYLIGHT SPECIFICATIONS

Skylight specifications are divided into three sections:

- material specifications and description
- aesthetics, structure and installation
- maintenance and responsibility

I. MATERIAL SPECIFICATIONS & DESCRIPTION

All skylights falling under this expedited-approval category shall conform in all respects to the following general description. Deviation from any of these requirements may be grounds for rejection. The applicant can reapply and undergo a lengthy and involved examination with little assurance of approval. Therefore, all skylight applicants are strongly encouraged to stay within these guidelines.

1. The following brands are automatically approved: Vue-lux, Anderson and Pella. Other brands may be added to this list on an “as submitted” basis provided they meet all of the following specifications. The applicant must provide with their application, skylight specifications and INSTALLATION instructions showing compliance with all requirements in each section. If found to comply with the material specs as here outlined, they also will be added to the approved list.
2. Skylights exteriors must be aluminum clad with no wood or steel exposed to the weather.
3. All aluminum shall be anodized a dark color. No natural-color anodized, light colored finishes, or black shall be permitted. Earth tones matching aged roofing, siding or bronze gutters and downspouts are encouraged.
4. Skylight glazing shall be glass only, double glazed thermo-pane with low E coating. No plastic glazing material permitted.
5. No “bubble” style skylight glazing permitted whether glass or plastic.
6. “Slot” ventilated units are permitted but skylights with moveable or tilting glazing are not permitted.

II. AESTHETICS, STRUCTURE AND LNSTALLATION

- I. Maximum length of any skylight shall be limited to 48" nominal size.
2. Maximum normal width of each skylight shall be determined by structure of roof in which it is installed as follows:
 - a) Raftered roof sections, with rafters on 16" centers, shall have skylight widths no greater than will fit into two sections or a maximum of 30". The intermediate cut rafter shall be double-headered at top and bottom of skylight opening to adjacent rafters with lumber of the same dimension in depth and width as the cut rafters. Where two skylights are placed next to each other, they must be separated by a minimum of one rafter spacing or 16" leaving two uncut rafters between skylights. The installation must comply with Village of Lake Barrington building codes.
 - b) Roof sections supported by roof trusses on 24" centers shall have skylights with a maximum nominal width to fit between trusses or 22'. Where two skylights are adjacent to each other, the next skylight may be installed in the next truss bay. Under NO circumstances shall any truss chord or any part of a truss be cut or modified in any way.
 - c) Where installation of skylights requires light shafts to meet flat ceilings, the light shaft shall be framed using 2 x 4 framing appropriately fastened to roof rafters and ceiling joists, covered with a minimum of 1/2" sheet rock and insulated on all sides with a minimum of 3-1/2" fiberglass or R-19 equivalent. No styrofoam or urethane foamed board insulation to be used.

(As used in the remaining paragraphs of this section, we define elevation as meaning: any roof section whose surface is on the same contiguous unbroken uninterrupted plane, one slope and height. We substitute "view side" for the usually used architectural term "elevation" meaning front or ground view so as not to confuse the term with "elevation" as used above which refers to roofs at various heights, slopes or locations. View side means the angle from which the building or unit can be viewed or seen such as street, lake, or neighbors.)

3. A maximum of two skylights that are adjacent to each other is permitted.
4. Only three skylights per roof elevation, whether adjacent or scattered, permitted.
5. In units with two or more roof elevations per view side, no more than four skylights per view side allowed and only two adjacent to each other and any single roof elevation shall contain no more than three skylights.

6. Any single living unit, whether manor home or townhome, shall be limited to no more than six skylights regardless of the number of view sides or roof elevations, as long as there are no more than two adjacent to each other and no more than three per elevation or four per view side. All six may be singly scattered as long as they meet above criteria.

7. No skylights shall be placed in tandem on any roof section regardless of length of roof from eave to ridge.

8. No skylight shall be installed on any flat roof section. For these purposes, flat roof shall be defined as having a roof pitch of less than 4-12, (4" rise for 12" of run).

9. No skylights shall be installed in roof sections shorter in length or width than 6 feet.

III. MAINTENANCE AND RESPONSIBILITY

The unit owner shall assume responsibility for the following:

1. Completing and submitting an Application for Architectural Review to the Management Office, supplying all required information.
2. Selecting contractor and supervising him and his workmen.
3. Assuring the contractor is bonded and insured before starting job.
4. Applying for or seeing that contractor applied for necessary Village of Lake Barrington Building permits and that same is properly displayed during construction. Ultimate responsibility for obtaining and displaying a permit lies with the unit owner. (A Village of Lake Barrington Building Permit form can be obtained from the Management Office).
5. Acquainting contractor with Lake Barrington Shores skylight requirements as set forth in this document and as may be modified from time to time.
6. Undoing and making whole, at unit owner's expense, any work done without approval.
7. Correcting any failures to comply with these requirements with respect to aesthetic requirements, installation defects, structural damage, subsequent leaks or replacement of nonconforming or non-approved skylights with approved ones, shall be at unit owner's expense.

8. It shall be unit owner's responsibility to request clarification from the architectural commission or Lake Barrington Shores management on requirements not understood by them or their contractors.

9. Unit owners shall, by the act of installing any skylight (even though in conformity with all skylight requirements), assume full responsibility for all future leaks and any subsequent interior damage caused by said leak, failure of any skylight component from whatever cause, or failure of an area of roof shingles adjacent to skylights within two shingle widths, skylight flashing, roof decking or roof structure modified and adjacent to any skylight.

10. Unit owners assumption of responsibility for maintenance and replacement and liabilities outlined in paragraph 9 above shall be passed onto subsequent owners. It shall be incumbent upon unit owners to notify prospective buyers of their assumption of these skylight liabilities and unit applicants for skylight installation hereby agree to so notify all prospects. Notification methods and requirements may be changed from time to time but notification of new buyers shall always remain incumbent upon the selling unit owner.